



| Cote Park |

Guide Price £995,000

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34 Cote Park, Westbury on Trym, Bristol, Bristol, BS9 2AD

- Stunning Family Home
- Semi-Detached
- Off Street Parking and Garage
- Landscaped Garden
- Proximity to Excellent Schools

Rare to the market, semi detached family home set on a very popular road in BS9. The property is approximately 2,500 sq ft (including garage) and offers a superb lifestyle for modern family living. Just some of the wonderful features include; open plan kitchen/living/dining space, flexible living upstairs with several rooms that could operate as a home office, open aspect, off street parking, garage and a landscaped garden.

The property is accessed to the front into a useful entrance porch that is great for shoes and coats with access to the integral garage with a tiled floor. The entrance hall is welcoming giving passage to the lounge, the kitchen/living/dining area, understairs storage, stairwell to the first floor and an engineered oak flooring. The lounge is to the front with bay window, Hamlet multi fuel stove, coving, engineered oak flooring and is well presented. The rear of the property has been extended and opened up to create a superb kitchen/living/dining area for all to enjoy. The kitchen area is stunning with a range of wall and base units, extensive granite worktops with stand, two sinks, a large island, space for American style fridge/freezer, a number of integrated appliances including; 5 ring gas hob, microwave and Bosch oven and Neff dishwasher. The living/dining area is light and airy with bifold doors leading to landscaped rear garden, lantern window, multi-fuel stove and a tiled floor. Off the kitchen area, built in storage and a utility room with side door, additional sink/drain and plumbing for washing machine. Finally, there is a downstairs shower room, shower cubicle with Bristan electric shower, low level WC and wash hand basin.





To the first floor there are 4 bedrooms and a family bathroom. As it stands, the bedroom to the front is a great principal room with a newly appointed en-suite, an open aspect to the front, bay window and is extremely well presented. The rear bedroom enjoys views over the rear garden, again light and airy and decorated throughout. The remaining 2 bedrooms to this level are proportionate in size and are comfortable bedrooms or options to be a home study. The family bathroom has obscured window to rear, walk in shower with douche shower and adjustable head, bath, low level WC, wash hand basin and tiling. Furthermore, there is an additional WC, great for family living.

To the second floor, the landing gives access to 2 additional double bedrooms which benefit a recently appointed shower room and a dressing room. The larger of the bedrooms has a dual aspect with a lovely view to the rear and a skylight to the front.

To the front there is a low-level brick wall, an area laid to tarmac and stone chippings that allow for up to 3 parking spaces, garage with electric up and over roller door with power and lighting, floor mounted Worcester condensing Hi-Flo boiler and plumbing for washing machine.

To the rear is a beautifully landscaped and level family garden with areas of patio and largely laid to lawn and some raised beds. Furthermore, there is a useful bike store, bin area, 12x12 workshop with power and lighting and secure side access.

A truly magnificent family home that satisfies modern family living. Viewing highly recommended to avoid disappointment.



**Energy Performance Certificate
Rating C**



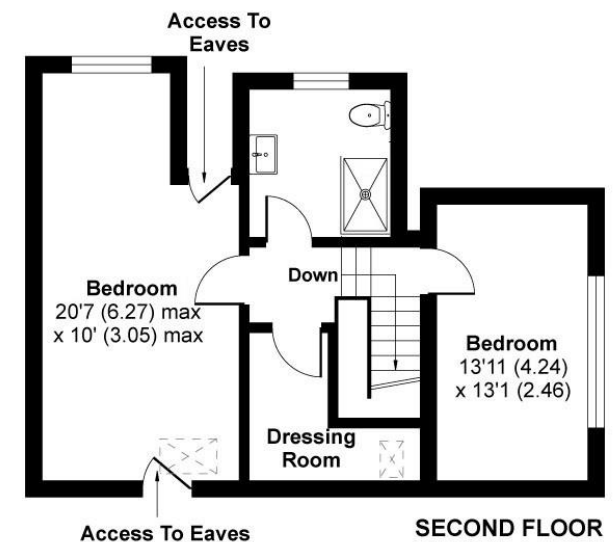
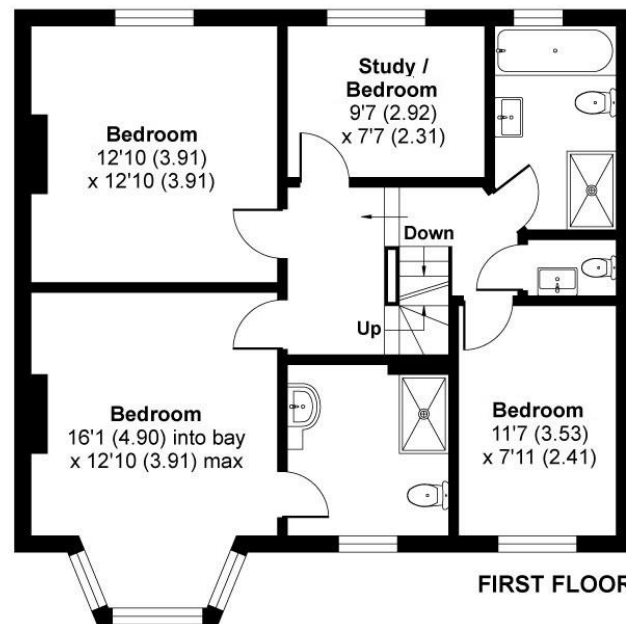
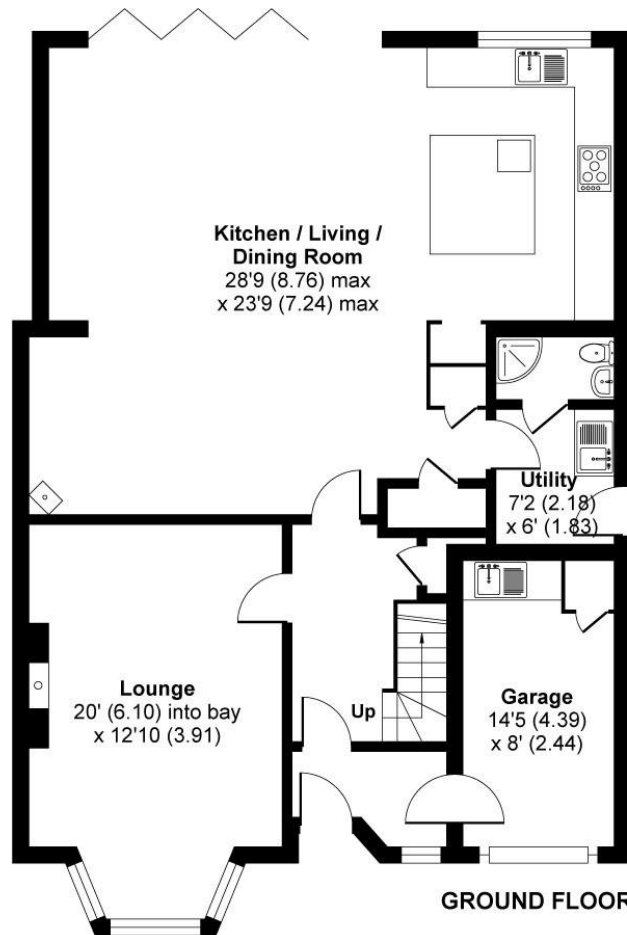
Cote Park, Bristol, BS9

Approximate Area = 2334 sq ft / 216.8 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 2445 sq ft / 227.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1206508



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